



# SPECIAL MAGISTRATE LIEN REDUCTION VIRTUAL HEARING AGENDA

**FEBRUARY 25, 2021  
12:00 P.M.**

**CITY HALL IS CLOSED FOR HEARINGS  
MEETING CAN BE ACCESSED BY REGISTERING AT THE LINK BELOW:**

**<https://www.fortlauderdale.gov/government/SM>**

**MARK PURDY  
PRESIDING**

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW, PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these Items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.



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LIEN REDUCTION HEARING  
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CASE NO: CE17100604  
CASE ADDR: 124 HENDRICKS ISLE  
OWNER: 124 HENDRICKS ISLE LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 47-19.3.(f)(5)  
THERE ARE TIDAL WATERS ENTERING THE PROPERTY THAT  
ARE IMPACTING ADJACENT PROPERTIES AND/OR PUBLIC  
RIGHTS-OF-WAY. PROPERTY OWNERS, FAILING TO PREVENT  
TIDAL WATERS FROM FLOWING OVERLAND AND LEAVING  
THEIR PROPERTY, ARE IN VIOLATION.

9-313(c)  
THE PROPERTY DOES NOT HAVE ADDRESS NUMBERS THAT  
ARE PLAINLY VISIBLE FROM THE ADJACENT NAVIGABLE  
WATERWAY.

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CASE NO: CE11120720  
CASE ADDR: 712 SW 4 PL  
OWNER: FASOLAKIS, SOPHIA & GOUNARIS, GEORGE  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 8-148(a)  
VESSEL BAREFOOT CONTESSA DOCKED BEHIND THIS  
RESIDENCE IS IN UNSIGHTLY AND DETERIORATING  
CONDITION. THERE ARE PEELING/CHIPPING EXTERIOR WOOD AND PAINT.  
THERE ARE TATTERED TARPS HANGING OFF THE SIDE OF THE VESSEL.

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CASE NO: CE14061818  
CASE ADDR: 712 SW 4 PL  
OWNER: FASOLAKIS, SOPHIA & GOUNARIS, GEORGE  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 8-91.(c)  
TO DOCK IS IN DISREPAIR AS IT HAS COLLAPSED INTO  
THE WATERWAY AND IS IN UNSAFE OR UNSATISFACTORY  
CONDITION  
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CASE NO: CE12070146  
CASE ADDR: 1245 NW 2 AVE  
OWNER: CHARLES, ODETTE  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9-280(h)(1)  
THE WOOD FENCE ON THIS VACANT PROPERTY IS IN DISREPAIR.  
IT HAS CHIPPING PAINT, ROTTED WOOD, AND LEANING POSTS.

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CASE NO: CE16071179  
CASE ADDR: 1425 NE 1 AVE  
OWNER: ME & ME PROPERTY SOLUTIONS LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT  
MAINTAINED.

9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN  
MAINTAINED.

9-308(a)  
THERE IS A HOLE IN THE ROOF. BROKEN AND MISSING  
ROOF TILES AND A TARP ON THE ROOF. ROOF IS NOT IN  
GOOD REPAIR AND IS NOT WEATHER OR WATER TIGHT.

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CASE NO: CE18070095  
CASE ADDR: 1425 NE 1 AVE  
OWNER: ME & ME PROPERTY SOLUTIONS LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
17070419 BALTRIM ATF: REPAIR ROOF AND WINDOWS

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CASE NO: CE19051108  
CASE ADDR: 1600 NW 8 ST  
OWNER: JAMES, WELLESLEY III & MAURKECIA  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-12(a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS  
AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS  
PROPERTY AND SWALE AREA.

18-4(c)  
THERE IS A DERELICT VEHICLE ON THE PROPERTY.

9-280(h)(1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING  
MAINTAINED AS REQUIRED. THE WOODEN FENCE HAS MISSING PLANKS  
AND A PORTION OF THE FENCE HAS FALLEN DOWN IN THE REAR OF  
THE PROPERTY.

9-304(b)  
THE PAVED DRIVEWAY IS NOT BEING MAINTAINED. THE DRIVEWAY  
HAS CRACKS WITH WEEDS GROWING THROUGH IT, AND THE TOP COAT  
IS RAISED AND UNEVEN.

9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN  
A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD  
AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.  
STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN  
DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE  
STAINS AND MISSING AND PEELING PAINT.

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CASE NO: CE19060063  
CASE ADDR: 1625 SE 10 AVE # 202  
OWNER: PRIMAK, ALEXANDRA  
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WAS LEFT TO EXPIRE:  
18091354 BALTRLM # 202 INTERIOR ALTERATION 1110  
SF

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CASE NO: CE16061731  
CASE ADDR: 2025 S MIAMI RD  
OWNER: VICTORIA ONE ANCHOR BAY LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2014) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:  
1. NEW PAVERS INSTALLED ON PARKING AREA.

FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

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CASE NO: CE10080416  
CASE ADDR: 2186 NE 56 ST #210  
OWNER: COLAMETA, EDWARD & COLAMETA, MARIA  
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2007) 105.4.11  
THIS BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER, WITHOUT  
OBTAINING THE REQUIRED PERMITS:  
1. A WALL MOUNTED PACKAGE A/C UNIT HAS BEEN NEWLY INSTALLED.

FBC(2007) 109.10  
WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING  
THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2  
THE AIR CONDITIONING UNIT HAS NOT BEEN PROVEN TO SUFFICIENTLY  
WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, OR ANY OTHER  
LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.  
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CASE NO: CE18081369  
CASE ADDR: 3080 NW 17 ST  
OWNER: BOGOMOLNI, GUSTAVO SAIEGH, MARCELO  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-1.

THERE IS OUTDOOR STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THERE IS A LARGE AMOUNT OF OUTDOOR STORAGE CONSISTING BUT NOT LIMITED TO CAR PARTS, TIRES, SCRAP METAL, AND OTHER ITEMS.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

18-4(c)

THERE ARE SEVERAL UNLICENSED OR OTHERWISE DERELICT VEHICLES ON THE PROPERTY. THIS IS A RECURRING VIOLATION. PREVIOUS CASES ARE CE18010002, CE15040497, AND CE15040496. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

24-27.(b)

COMPLIED

47-34.1.A.1.

THERE ARE ITEMS BEING STORED OUTSIDE ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO: BARRELS, APPLIANCES, TIRES, FURNITURE, AND OTHER ITEMS. THIS IS NOT A PERMITTED USE ON AN RS-8 ZONED PROPERTY.

9-304(b)

THE GRAVEL DRIVEWAY ON THIS OCCUPIED PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE MISSING OR WORN THROUGH AND THERE IS GRASS GROWING THROUGH IT.

**CONTINUED**

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9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER IN THE YARD AND ON THE SWALE.

9-306

COMPLIED

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CASE NO: CE09040018  
CASE ADDR: 3220 NW 63 ST  
OWNER: RODRIGUEZ, LUIS E  
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2007) 105.1

THIS BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER, WITHOUT OBTAINING THE REQUIRED PERMITS:

1. A NEW FRONT DOOR WAS INSTALLED.
2. NEW WINDOWS WERE INSTALLED.
3. THE PORCH WAS ENCLOSED.
4. NEW GARAGE DOOR WAS INSTALLED.
5. KITCHEN AND BATHROOM WERE REMODELED, INCLUDING WHIRLPOOL.
6. A DRIVEWAY WAS INSTALLED. THE DRIVEWAY WAS PERMITTED, BUT PERMIT 03030791 DID NOT PASS FINAL INSPECTIONS.
7. THE GARAGE WAS PARTIALLY CONVERTED INTO A BEDROOM.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMIT:

1. THE KITCHEN AND BATH FIXTURES WERE REPLACED.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1. GENERAL PREMISE WIRING
2. CIRCUITS TO POWER WHIRLPOOL AND GARAGE CONVERSION.

FBC(2007) 109.10

WORK WAS COVERED UP WITHOUT OBTAINING THE REQUIRED APPROVAL THROUGH THE PERMITTING PROCESS.

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CASE NO: CE17060717  
CASE ADDR: 3700 SW 16 ST  
OWNER: WRIGLEY, MONICA & NATHAN J  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION  
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF  
COMPLIANCE FROM THE CITY.

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